

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use to Residential use in Survey Nos.439, 440, 449, 450, 463 to 468, 473 and 482 of Tellapur Village, Ramachandrapuram Mandal, Medak District to an extent of 97 Acres 13 Guntas – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 82

Dated:26.02.2014.
Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.103445/MP1/Plg/ HMDA/2013, dated 30.09.2013 and 18.12.2013.
2. Government Memo No.21954/I1/2013-2, MA&UD Department, dated 27.12.2013.
- 3 From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No. 103445/MP1/Plg/ HMDA/2013, dated 28.01.2014 and 18.02.2014.

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O R D E R:

The draft variation to the land use envisaged in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.859, Part-I, dated 30.12.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,06,93,067/- (Rupees two crores six lakhs ninety three thousand and sixty seven only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:05.03.2014.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Medak District.

Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has furnished the proposals for change of land use from Conservation use zone to Residential use zone in Sy.Nos.439, 440, 449, 450, 463 to 468, 473 & 482 of Tellapur (V), Ramachandrapuram (M), Medak District to an extent of Ac. 97-13 Gts. He has informed that

as per the Ramachandrapuram Zonal Development Plan Notified vide G.O.Ms.No.288, MA & UD Dept, dt: 03.04.2008, the site under reference Sy.Nos.439, 440, 449, 450, 463 to 468, 473 & 482 of Tellapur (V) are earmarked for Conservation use zone. The Lands Section of Hyderabad Metropolitan Development Authority has cleared the ownership and ULC aspects to an extent of Ac. 97-13 Gts. The site under reference is vacant and abutting a village road (WBM) with varying width of 22'-0" to 33'-0", on the Western side of the site under reference. The above said road is connecting to Tellapur Village Settlement and Kollur Village and shown as 40'-0" in the location sketch issued by the Mandal Surveyor. Further, a proposed 30 meters road as per the Notified Zonal Development Plan is passing through Sy.Nos.439 and 440 of Tellapur Village. As per the distance measured in the Zonal Development Plan, the site under reference is at a distance of more than 400 meters away from the Tellapur Nala Cheruvu. He has also further stated that the site under reference is at a distance of 1 Kilometer from Osman Nagar Village Settlement, 1.5 Kms from Tellapur Village settlement and 500 meters (1/2 KM) from the ORR Special Development Zone. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has therefore recommended the proposal for change of land use from Conservation use zone to Residential use zone may be considered by the Government, subject to certain conditions.

2. And whereas, the above proposal submitted by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and as recommended by him, since the site is at a distance of 1 KM from Osman Nagar village settlement, 1.5 kms from Tellapur Village settlement and 500 meters (1/2 KM) from the ORR special development zone and nearby land is designated as residential land use and the site is away from tank. This is subject to the condition that the applicant shall form the 40'-0" BT approach road to the site under reference and the area affected due to the master plan road i.e, 30 meters road shall be handed over to the local body free of cost and also the applicant shall not disturb the natural position of nala if any passing through the site under reference.

3. And whereas, vide Government Memo.No.21954/11/2013-2, Municipal Administration and Urban Development Department, dated 27.12.2013, Government have issued a notification for change of land use from Conservation use to Residential use in Survey Nos.439, 440, 449, 450, 463 to 468, 473 and 482 of Tellapur Village, Ramachandrapuram Mandal, Medak District to an extent of 97 Acres 13 Guntas, subject to condition that the applicant shall form the 40'-0" BT approach road to the site under reference and the area affected due to the master plan road i.e, 30 meters road shall be handed over to the local body free of cost and also the applicant shall not disturb the natural position of nala if any passing through the site under reference.

4. Accordingly, a notification was issued to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal area (HMDA core area) GHMC Circle – X (old circle No. V), which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), which was published in the extraordinary issue of Andhra Pradesh Gazette No.859, Part-I, dated 30.12.2013 for calling objections and suggestions on the proposed change of land use. No objections or suggestions have been received from the public within the stipulated period.

5. Now, in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), Government hereby makes the following variation to the land use envisaged in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area, as required by sub-section (3) of the said section.

VARIATION

The site in Survey Nos.439, 440, 449, 450, 463 to 468, 473 and 482 of Tellapur Village, Ramachandrapuram Mandal, Medak District to an extent of 97 Acres 13 Guntas, which is presently earmarked for Conservation use zone in the notified revised Master Plan for Ramachandrapuram Segment for Non-Municipal area, is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
13. that the applicant shall form the 40'-0" BT approach road to the site under reference and the area affected due to the master plan road i.e., 30 meters road shall be handed over to the local body at free of cost
14. that the applicant shall not disturb the natural position of nalas if any passing through the site under reference.
15. that the applicant shall maintain the village roads as it is, if any passing through the site under reference and shall be widened as per direction of Competent Authority at the time of taking development permission.
16. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos.483, 484, 487 and 488 of Tellapur Village.
SOUTH : Sy.Nos.469, 447, 448, 441 and 442 of Tellapur Village.
EAST : Sy.Nos.460, 462, 451, 452, 438 and 442 of Tellapur Village
WEST : Existing Village Road.

Dr.S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER